

Daniel Novick
3321 Idaho Ave NW
Washington, DC 20016

Frederick L. Hill
Chair, Board of Zoning Adjustment
441 4th Street NW
Washington, DC 20001

RE: BZA Case Number 20699, Application of 3801 Macomb Street, LLC
COMMENTS IN OPPOSITION

Dear Mr. Hill and the Board:

I am writing to you today about the BZA application for the 3801 Macomb St NW property being discussed in BZA Case #20699. My name is Daniel Novick and my wife and I purchased our first home at 3321 Idaho Ave NW in December 2021. We are expecting our first child in June this year and have loved our new neighborhood and can't wait to build a family here.

I recently received some notifications about BZA Case #20699- 3801 Macomb St NW. I understand that some neighbors may have been in touch with you about this and have spoken at public meetings already regarding this case. I would like to echo my neighbors' comments and express **opposition** to this zoning variance application.

Particularly, I want to add that my property is the one located at the end of the public alley that is noted in the application and is abutting the applicant's property. I am concerned about many aspects of this proposal that seems to lack transparency. I am concerned that the trash enclosure is located on my fence and certainly would not be suitable for 48 bedrooms worth of trash and would create a terrible and non-neighborhood like environment for my new child and family. I am concerned with Parking spot P10 and how it essentially makes utilizing my car parking spot on my property inaccessible. I am concerned about the proposed project density and what this would mean for our zoned residential neighborhood. I am concerned that the applicant calls this an apartment building when it is clearly a college apartment complex/dormitory-like structure with 48 bedrooms. I work directly with college students in my profession, previously with students from George Washington University and currently with students from George Mason University. I know *first-hand* what a college apartment for this population looks like and feels like. And trust me- it is not in the spirit of a low-density, R-1-B zoned neighborhood that is home to single-family units such as mine. But one does not have to have first-hand knowledge of working with college students to understand what the applicant intends. A building with 48 bedrooms, a study room as an amenity, close proximity to American University all point to the applicant's disregard to uphold the intended nature of our R-1-B zoned neighborhood.

My wife and I are not against a redevelopment of the property at 3801 Macomb St. We are, however, against the redevelopment (and this particular proposal) of it that would negatively impact our neighborhood, our family-to-be's way of life, and our property (again- the trash and parking areas directly on our property line would ultimately damage our fence and damage our land). We would not feel comfortable with our child playing outside in our neighborhood, backyard and back alley-way with a 48 bedroom dormitory-like structure whose alleyway/entrance to it is directly next to our property, whose trash will undoubtedly come onto our property, and whose parking area would mean an increase in the number of vehicles in the alley. I also echo my neighbor's comments regarding the increased parking issues that would arise due to this structure, and the importance of preserving the R-1-B zoning of this area.

The owner admits that there are other "Matter-of-Right" options available that would work within the current zoning law. I echo my neighbors' comments that there is therefore no "undue hardship" in this case, and would actually be causing lots of hardship on the neighbors of Idaho Avenue and Macomb St whose properties would be negatively impacted by this.

I strongly oppose this application and I would recommend that the BZA does the same.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Novick', written in a cursive style.

Daniel Novick
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